

104.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

707,300 / 707,300

707,300 / 707,300

707,300 / 707,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CULLINANE RICHARD F-ETAL

Owner 2: CULLINANE PATRICIA H

Owner 3:

Street 1: 43 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,954 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1628 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7954		Sq. Ft.	Site		0	70.	0.83	4									461,036						461,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7954.000	246,300		461,000	707,300		66724
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT									Parcel ID	104.0-0002-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	246,300	0	7,954.	461,000	707,300	707,300	Year End Roll		12/18/2019
2019	101	FV	204,200	0	7,954.	461,000	665,200	665,200	Year End Roll		1/3/2019
2018	101	FV	204,200	0	7,954.	395,200	599,400	599,400	Year End Roll		12/20/2017
2017	101	FV	204,200	0	7,954.	368,800	573,000	573,000	Year End Roll		1/3/2017
2016	101	FV	204,200	0	7,954.	316,100	520,300	520,300	Year End		1/4/2016
2015	101	FV	191,200	0	7,954.	283,200	474,400	474,400	Year End Roll		12/11/2014
2014	101	FV	191,200	0	7,954.	262,100	453,300	453,300	Year End Roll		12/16/2013
2013	101	FV	191,200	0	7,954.	249,900	441,100	441,100			12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLINANE RICHA	1201-171		3/10/1999	Family		1	No	No	Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/22/2019	694	Re-Roof	2,500	C					9/13/2018	MEAS&NOTICE	CC	Chris C											
11/30/2018	1825	Insulate	2,200	C					2/14/2009	Meas/Inspect	197	PATRIOT											
12/10/1999	846	Alterati	24,000					10X20 FAM RM	10/31/2000	Hearing Chag	201	PATRIOT											
									10/26/1999	Meas/Inspect	264	PATRIOT											
									8/23/1991		KT												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	RESIDENTIAL GRID				
GENERAL INFORMATION				OTHER FEATURES				Level	FY LR DR D K FR RR BR FB HB L O	Other		14	5						
Grade: C - Average	Year Blt: 1952	Eff Yr Blt:	Alt LUC:	A:	Rating:	Upper		Upper		Lower		WDK (196)	OSP (207)	9	3	8	10		
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:	Lvl 2		Lvl 1		Totals	RMs: 7 BRs: 2 Baths: 1 HB	24	HST FFL BMT (816)	20	FFL (200)	4			
INTERIOR INFORMATION				CONDOS INFORMATION				Exterior:	No Unit RMS BRS FL	Interior:		REMODELING				RES BREAKDOWN			
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Total Units:	Name:	Additions:	1 7 2	Kitchen:		Baths:									
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6 %	Override:			Plumbing:		Electric:		Heating:									
Bsmnt Flr: 12 - Concrete	Subfloor:		Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Adj \$ / SQ: 141.736	Other Features: 62500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ: AvRate: Ind.Val								
Bsmnt Gar:	Electric: 3 - Typical		LUC Factor: 1.00	Adj Total: 302520	Depreciation: 56269	Final Total: 246300	Juris. Factor:	Before Depr: 141.74	Special Features: 0	Val/Su Net: 93.19	Val/Su SzAd: 172.96								
Insulation: 2 - Typical	Int vs Ext: S		Depreciated Total: 246251																
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W																		
# Heat Sys: 1	% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:		PARCEL ID				IMAGE			
SPEC FEATURES/YARD ITEMS												104-0-0002-0009.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X8	A	AV	1990		0.00	T	23.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					